



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-14122 APN: 125-25-501-010; 125-25-601-022,023

Name of Property Owner: Decatur III LLC & Decatur IV LLC

Name of Applicant: R & S Investment Group

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

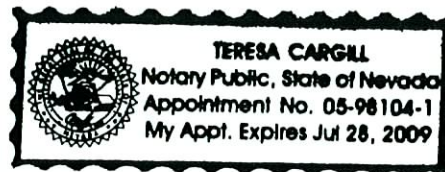
APN: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

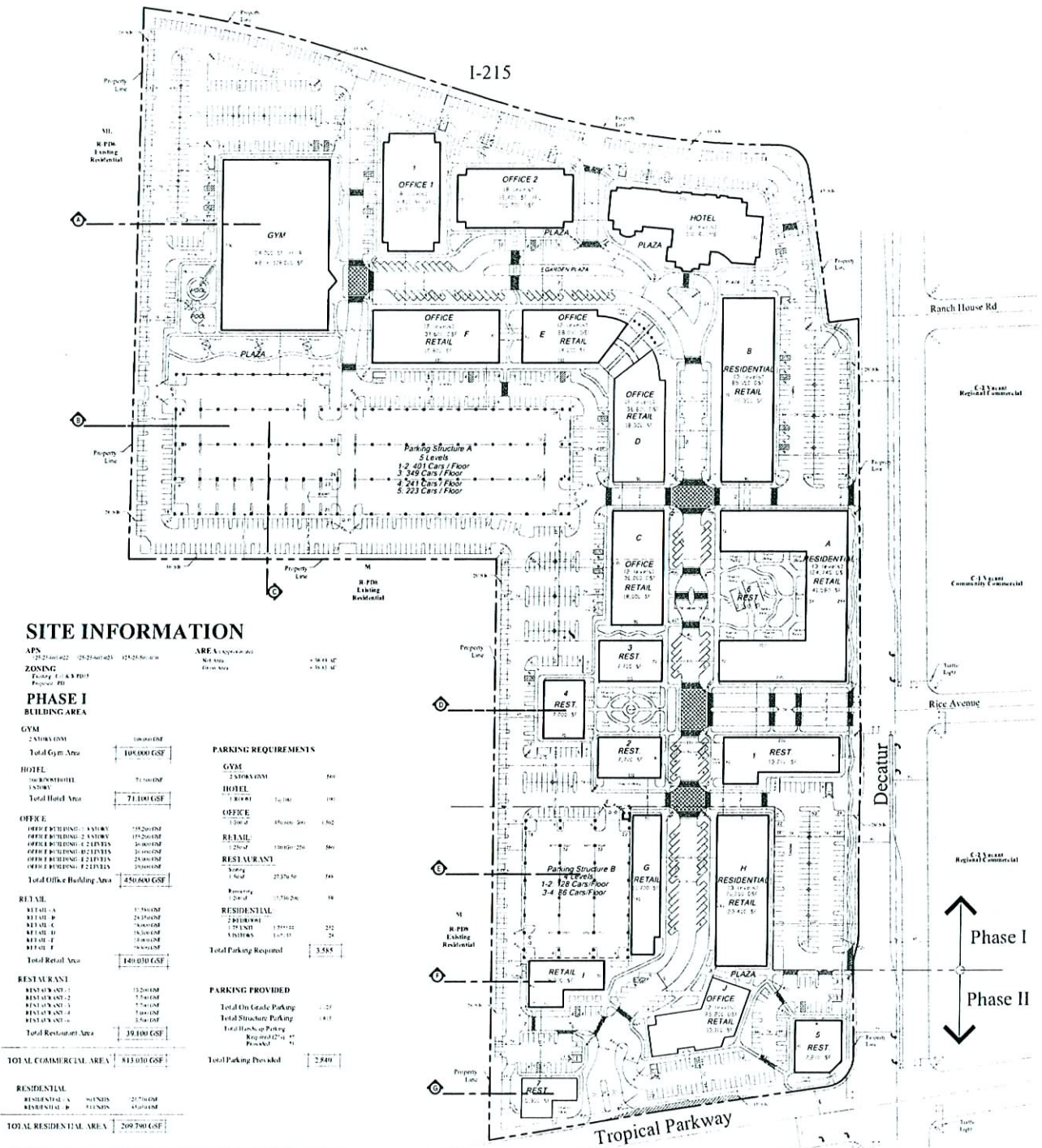
Print Name: R. PHILLIP NOURAFCHAN

Subscribed and sworn before me

This 18th day of May, 2006  
Teresa Cargill  
Notary Public in and for said County and State



Note:  
This plan has been prepared without benefit of a complete survey.  
It is Conceptual in Nature and No Guarantee of its Accuracy is implied.



## SITE INFORMATION

APN: 25-21-001-022 25-21-001-023 25-21-001-024  
ZONING: Planning Act 33-100  
Project: PD

### PHASE I BUILDING AREA

<b>GYM</b>	2 STORY/10M	100,000 GSF
Total Gym Area		100,000 GSF
<b>HOTEL</b>	10 STORY/10M	71,100 GSF
Total Hotel Area		71,100 GSF
<b>OFFICE</b>		
OFFICE BUILDING 1: 4 STORY	175,200 GSF	
OFFICE BUILDING 2: 4 STORY	175,200 GSF	
OFFICE BUILDING 3: 2 STORY	30,000 GSF	
OFFICE BUILDING 4: 2 STORY	25,000 GSF	
OFFICE BUILDING 5: 2 STORY	25,000 GSF	
OFFICE BUILDING 6: 2 STORY	25,000 GSF	
Total Office Building Area		450,400 GSF
<b>RETAIL</b>		
RETAIL A: 1 STORY	17,500 GSF	
RETAIL B: 1 STORY	25,000 GSF	
RETAIL C: 1 STORY	25,000 GSF	
RETAIL D: 1 STORY	25,000 GSF	
RETAIL E: 1 STORY	25,000 GSF	
RETAIL F: 1 STORY	25,000 GSF	
Total Retail Area		140,000 GSF
<b>RESTAURANT</b>		
RESTAURANT 1: 1 STORY	12,500 GSF	
RESTAURANT 2: 1 STORY	7,500 GSF	
RESTAURANT 3: 1 STORY	7,500 GSF	
RESTAURANT 4: 1 STORY	7,500 GSF	
RESTAURANT 5: 1 STORY	3,500 GSF	
Total Restaurant Area		39,000 GSF

TOTAL COMMERCIAL AREA: 813,000 GSF

**RESIDENTIAL**

RESIDENTIAL A: 100 UNITS 21,700 GSF

RESIDENTIAL B: 100 UNITS 43,300 GSF

TOTAL RESIDENTIAL AREA: 209,700 GSF

### PARKING REQUIREMENTS

<b>GYM</b>	2 STORY/10M	540
<b>HOTEL</b>	10 STORY	190
<b>OFFICE</b>	175,200 GSF	1,562
<b>RETAIL</b>	140,000 GSF	580
<b>RESTAURANT</b>	39,000 GSF	740
<b>RESIDENTIAL</b>	209,700 GSF	250
<b>UNITS</b>	1,000 UNITS	25
Total Parking Required		3,555

### PARKING PROVIDED

Total On Grade Parking	1,127
Total Structure Parking	1,817
Total Parking Provided	2,944

### PHASE II BUILDING AREA

<b>OFFICE</b>		
OFFICE BUILDING 7: 1 STORY	21,200 GSF	
Total Office Building Area		26,200 GSF
<b>RETAIL</b>		
RETAIL G: 1 STORY	17,500 GSF	
RETAIL H: 1 STORY	25,000 GSF	
RETAIL I: 1 STORY	25,000 GSF	
RETAIL J: 1 STORY	25,000 GSF	
Total Retail Area		92,500 GSF
<b>RESTAURANT</b>		
RESTAURANT 6: 1 STORY	7,500 GSF	
RESTAURANT 7: 1 STORY	7,500 GSF	
Total Restaurant Area		15,000 GSF

TOTAL COMMERCIAL AREA: 95,200 GSF

**RESIDENTIAL**

RESIDENTIAL C: 100 UNITS 21,700 GSF

TOTAL RESIDENTIAL AREA: 70,200 GSF

### PARKING REQUIREMENTS

<b>OFFICE</b>	21,200 GSF	185
<b>RETAIL</b>	92,500 GSF	370
<b>RESTAURANT</b>	15,000 GSF	290
<b>RESIDENTIAL</b>	70,200 GSF	85
<b>UNITS</b>	1,000 UNITS	25
Total Parking Required		591

### PARKING PROVIDED

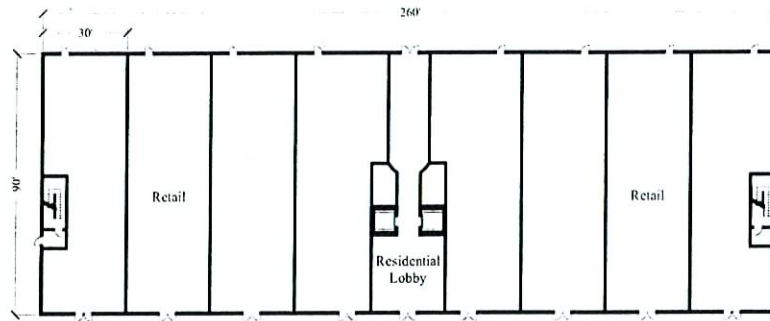
Total Surface Parking	50
Total Structure Parking	541
Total Parking Provided	591



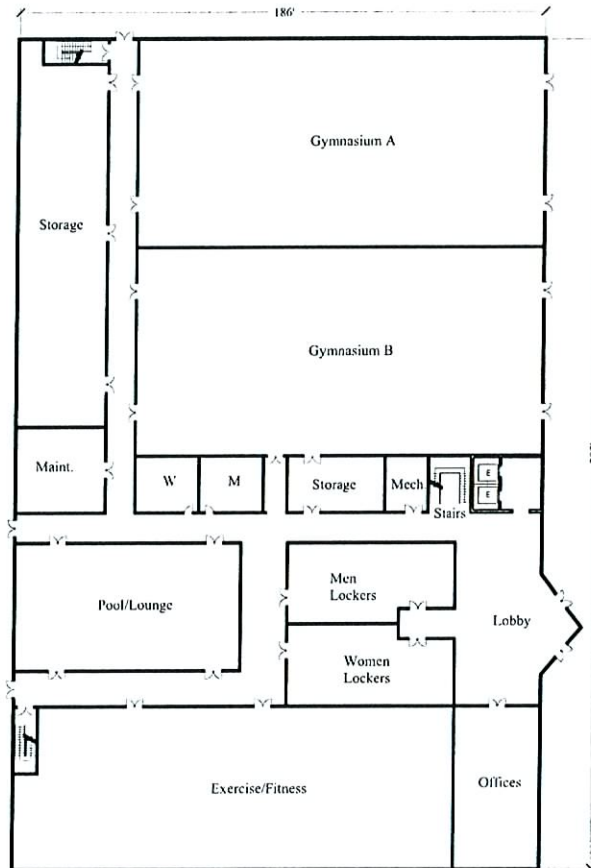
**VAR-14122**  
**07/27/06 PC**



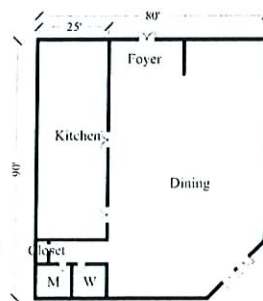
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Building H - Typical Retail Floor  
23,400 SF



Gymnasium - Typical Floor  
(2 levels at 54,000 SF each)  
108,000 GSF



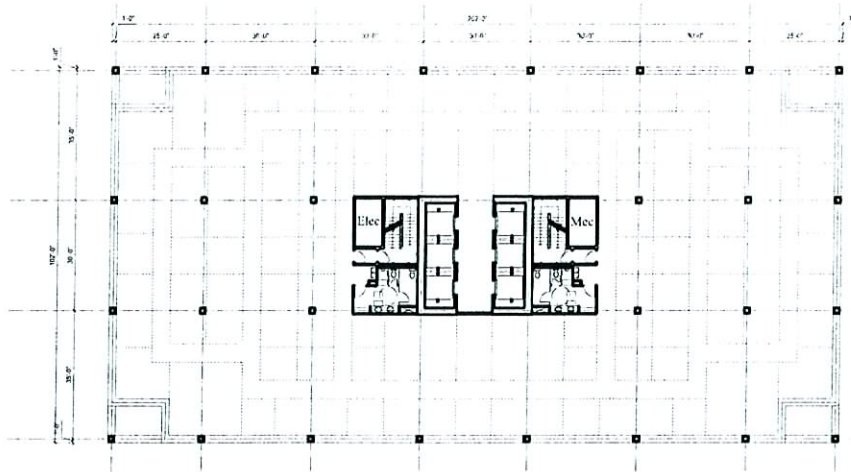
Restaurant 5 - Typical Floor  
(1 level)  
7,200 GSF

**VAR-14122**  
**07/27/06 PC**





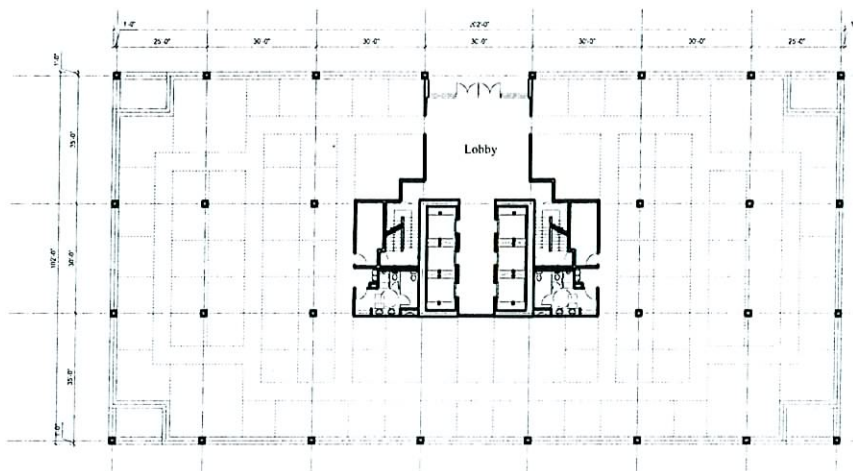
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OFFICE 2 - 1st Floor

Typical Floor Plan (2nd - 8th)

Gross Floor Area - 20,004 GSF  
Core Circulation - 5,976 SF  
Net Floor Area - 14,028 SF  
Leasable Percentage - 70.13 %



OFFICE 2 - Typical Floor Plan

(8 levels)

19,400 SF /FL

155,200 GSF

Ground Floor Plan

Gross Floor Area - 19,876 GSF  
Core Circulation - 6,547 SF  
Net Floor Area - 13,329 SF  
Leasable Percentage - 67.01 %

**VAR-14122**  
**07/27/06 PC**

Scale: 1/16" = 1'-0"  
16  
PROJECT No 105149 June 07, 2006

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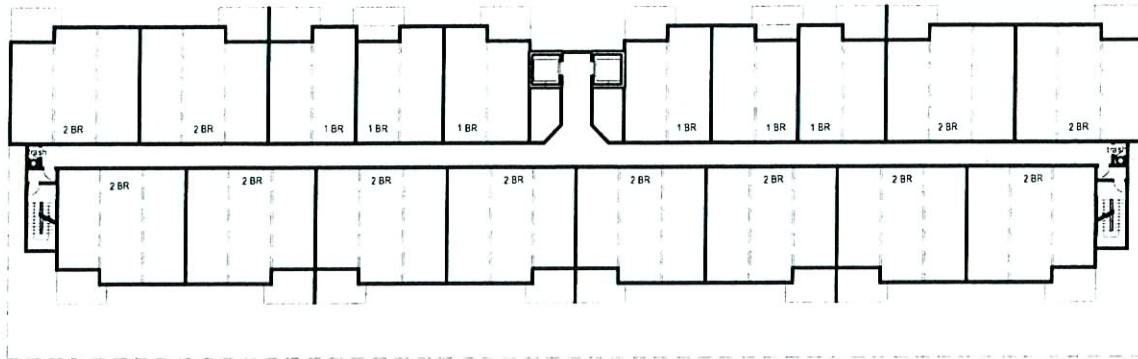
OFFICE LAYOUT

R&S INVESTMENT GROUP

**LIFESTYLE CENTER** JUN 7 2006  
Las Vegas, Nevada

**Perlman**

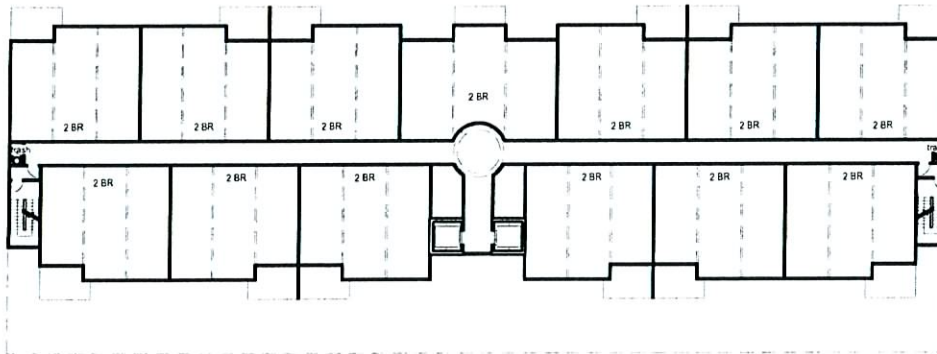
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Building B - Typical Residential Floor

RESIDENTIAL  
(3 levels)  
54 units total  
85,050 GSF

RETAIL  
28,350 SF



Building H - Typical Residential Floor

RESIDENTIAL  
(3 levels)  
48 units total  
70,200 GSF

RETAIL  
23,400 SF

**VAR-14122**  
**07/27/06 PC**

Scale 1/16" = 1'-0"

Project No 105149 June 07, 2006

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RESIDENTIAL LAYOUT

R&S INVESTMENT GROUP

**LIFESTYLE CENTER**  
Las Vegas, Nevada

JUN 7 2006

**Perlman**